

1 BILL NO. R-83-08-06

2 DECLARATORY RESOLUTION NO. D-83-83

3 A DECLARATORY RESOLUTION designating
4 an "Urban Development Area" under
I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated
6 August 1, 1983, to have the following described property desig-
7 nated and declared an "Urban Development Area" under Division 6,
8 Article II, Chapter 2 of the Municipal Code of the City of Fort
9 Wayne, Indiana of 1974, as amended, and I.C. 6-1.1-12.1, to-wit:

10 Part of Block A, Enterprise Center,
11 Section I as recorded in Plat Book
32, page 69, Office of the Recorder,
12 more particularly described as follows:

13 Beginning at the Northwest corner of
14 said Block A, said corner being
15 marked by an iron pin found; thence
16 East along the South right of way
17 line of Collins Road 662.0 feet to
18 an iron pin found, said pin being
19 located 370.0 feet West of the North-
20 east corner of said Block; thence
21 South by a deflection right of 90
22 deg. 00 min. 00 sec., 475.5 feet to
23 a point on the South line of said
24 Block, said point being marked by
25 an iron pin set and being 320.0 feet
26 West of the Southeast corner of said
27 Block; thence West by a deflection
28 right of 90 deg. 00 min. 00 sec.,
29 along the South line of said Block
30 665.0 feet to the Southwest corner
31 of said Block, said corner being
32 marked by an iron pin set; thence
North along the West line of said
Block and by a deflection right of
90 deg. 22 min. 00 sec. 475.5 feet
to the point of beginning, contain-
ing 7.24 acres more or less and
being subject to all legal easements
of record;

33 said property more commonly known as 200 Collins Drive, Fort
34 Wayne, Indiana; and

35 WHEREAS, it appears that said petition should be pro-
36 cesses to final determination in accordance with the provisions
37 of said Division 6.

1 Page Two

2
3 NOW, THEREFORE BE IT RESOLVED BY THE COMMON COUNCIL
4 OF THE CITY OF FORT WAYNE, INDIANA:

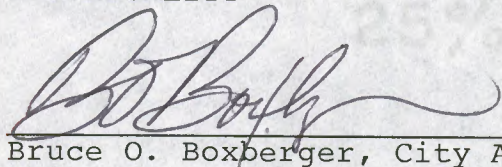
5 SECTION 1. That, subject to the requirements of Sec-
6 tion 2 below, the property hereinabove described is hereby de-
7 signated and declared an "Urban Development Area" under I.C.
8 6-1.1-12.1.

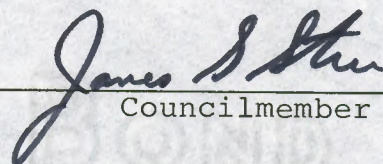
9 (a) An affirmative ("Do Pass") recommendation by the
10 Fort Wayne Redevelopment Commission, after due
11 hearing, analysis and study in accordance with
12 the provision of Division 6, Article II, Chapter 2
13 of the Municipal Code of the City of Fort Wayne,
14 Indiana of 1974, as amended; and

15 (b) Final confirmation hereof by due passage upon the
16 final vote hereon.

17 SECTION 2. That this Resolution shall be in full force
18 and effect from and after its passage and any and all necessary
19 approval by the Mayor.

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21
22
23 APPROVED AS TO FORM
AND LEGALITY

24 
25 _____
26 Bruce O. Boxberger, City Attorney

27
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Councilmember

Redacted
Read the first time in full and on motion by Steve,
seconded by Don Jumbo, and duly adopted, read the second time
by title and referred to the Committee Regulation (and the City
Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Wayne,
Indiana, on _____, the _____ day of
_____, 19____, at _____ o'clock _____ M., E.S.T.

DATE: 8-9-83

Sandra E. Kennedy
CITY CLERK

Read the third time in full and on motion by Steve,
seconded by Don Jumbo, and duly adopted, placed on its
passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	_____	_____	_____	_____	_____
<u>BRADBURY</u>	✓	_____	_____	_____	_____
<u>BURNS</u>	✓	_____	_____	_____	_____
<u>EISBART</u>	✓	_____	_____	_____	_____
<u>GiaQUINTA</u>	✓	_____	_____	_____	_____
<u>SCHMIDT</u>	✓	_____	_____	_____	_____
<u>SCHOMBURG</u>	✓	_____	_____	_____	_____
<u>SCRUGGS</u>	✓	_____	_____	_____	_____
<u>STIER</u>	✓	_____	_____	_____	_____
<u>TALARICO</u>	✓	_____	_____	_____	_____

DATE: 9-27-83

Sandra E. Kennedy
- CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,
Indiana, as (ZONING MAP) (GENERAL) (ANNEXATION) (SPECIAL)

(APPROPRIATION) ORDINANCE

(RESOLUTION) NO.

09-80-83

on the 27th day of September, 1983.

ATTEST:

(SEAL)

Sandra E. Kennedy

CITY CLERK

Ray A. E. Bork

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on
the 28th day of Sept., 1983, at the hour of
11:30 o'clock P. M., E.S.T.

Sandra E. Kennedy

CITY CLERK

Approved and signed by me this 30th day of September
1983, at the hour of 12 o'clock P. M., E.S.T.

Win Moses, Jr.

WIN MOSES, JR. - MAYOR

NO. 44

July 29 1983

RECEIVED FROM Beld-Allen

Fifty & $\frac{00}{100}$ DOLLARS

Tap abatement

Account Total \$ 50⁰⁰

Amount Paid \$ 50⁰⁰

Balance Due \$ U. Eschoff

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

APPLICATION FOR CONSIDERATION FOR
DESIGNATION AS AN URBAN DEVELOPMENT AREA

This Application is to be completed and signed by the owner of the property where property redevelopment or rehabilitation is to occur. The Common Council of the City of Fort Wayne reviews this Application for designation as an "Urban Development Area" in discharge of its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977 and amended in 1979. The Common Council makes no representation as to the effect of a designation granted by the Council for purposes of any further applications or approvals required under Public Law 69, and makes no representation to an applicant concerning the validity of any benefit conferred under Public Law 69.

1. Address of Property _____
 200 Collins Drive
 Fort Wayne, Indiana

Street Boundaries (if applicable) _____

2. Legal Description of Property
 Enterprise Center, Section 1,
 Block A except frl. E 370 ft.
 and except West 150 ft. of East
 700 ft. of North 235 ft., as
 shown on Exhibit "A"

3. Township Washington
4. Taxing District 80-Fort Wayne-Washington
5. Current Zoning District _____
 M-1
6. Variance Grant (if any) N/A

7. Owner(s) Keith Hanson, Doris
 Weikel, Dan Brandenberger, Donald I
 Drake (contract purchasers from
 Joseph & Audrey Close)
8. Address of Owner(s) _____
 2548 Simon Road
 Huntertown, In. 46748

9. Telephone Number 637-6992
 or 484-0711
10. Agent of Owner (if any)
 Donald L. Drake

11. Address 2548 Simon Rd.
 Huntertown, In. 46748
12. Telephone Number 637-6992
 or 484-0711
13. Relationship of Agent to
 Owner real estate broker &
 part owner
14. Instrument Number of
 Commitments or Covenants
 Enforceable by City (if
 any) _____

15. Current Use of Property
 (a) How is property presently used? vacant

 (b) What structure(s) (if any) are on the property? no structure

 (c) What is the condition of this structure/these structures?

16. Current Assessment on Land and Improvements
 (a) What is the amount of latest assessment? 23,100
 (b) What is the amount of total property taxes paid the immediate
 past year? (indicate amount of land assessment and assessment
 on improvements) \$2,246.08 (payable 1983); assessment-30,800 land

17. Description of Project A series of 8 to 10 multi-unit buildings
for office and warehouse use by various tenants
18. Development Time Frame
- (a) When will physical aspects of development or rehabilitation begin? as soon as possible
- (b) When is completion expected? 3 to 5 years
19. Cost of project (not including land cost) \$1,500,000 +/-
20. Permanent Jobs Resulting from Completed Project
- (a) How many permanent employees will be employed at or in connection with the project after it is completed? 300 +/-
- (b) What kind of work will employees be engaged in? office and warehouse employment
- (c) How many jobs new to Fort Wayne will be created as a result of project completion? 100 - 200
21. Additional municipal services necessitated by project (eg. enlargement of sewer, improvement of streets) no additional services required
22. Undesirability for Normal Development
- What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? Land has been vacant for a
number of years after other development in the area.
23. Furtherance of City Development Objectives (circle letter and explain)
- (a) Will the project improve utilization of vacant under-utilized land? yes, it will utilize presently vacant industrial land
into a warehouse and office complex
- (b) Will the project improve or replace a deteriorated or obsolete structure? N/A

(c) Will the project preserve a historically or architecturally significant structure? N/A

(d) Will the project contribute to the conservation and/or stability of a neighborhood? yes

(e) Will the project provide a more attractive appearance for the City (eg. restoration of a facade, landscaping, new design)? yes

24. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

Yes

x No

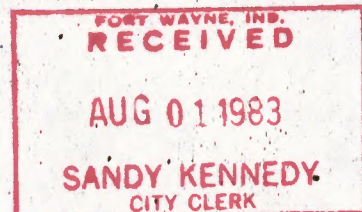
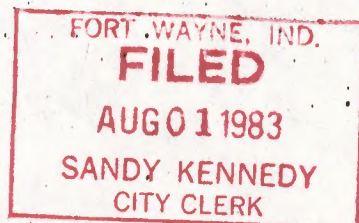
25. Financing on Project

What is the status of financing connected with the project?
local bank financing

I hereby certify that the information and representations on this Application are true and complete.

Donald Drake
Signature(s) of Owner(s)

July 28, 1983
Date



Stoody - Owens and Associates, Inc.

Exhibit "A"

2712 Lower Huntington Road
Fort Wayne, Indiana
46809
(219) 747-6664

Registered Land Surveyors

Joseph B. Stoody Jr., L.S.
Timothy F. Owens, L.S.
Terry L. Atherton, L.S.

1026 St. Joe Blvd.
Fort Wayne, Indiana
46805
(219) 422-4233

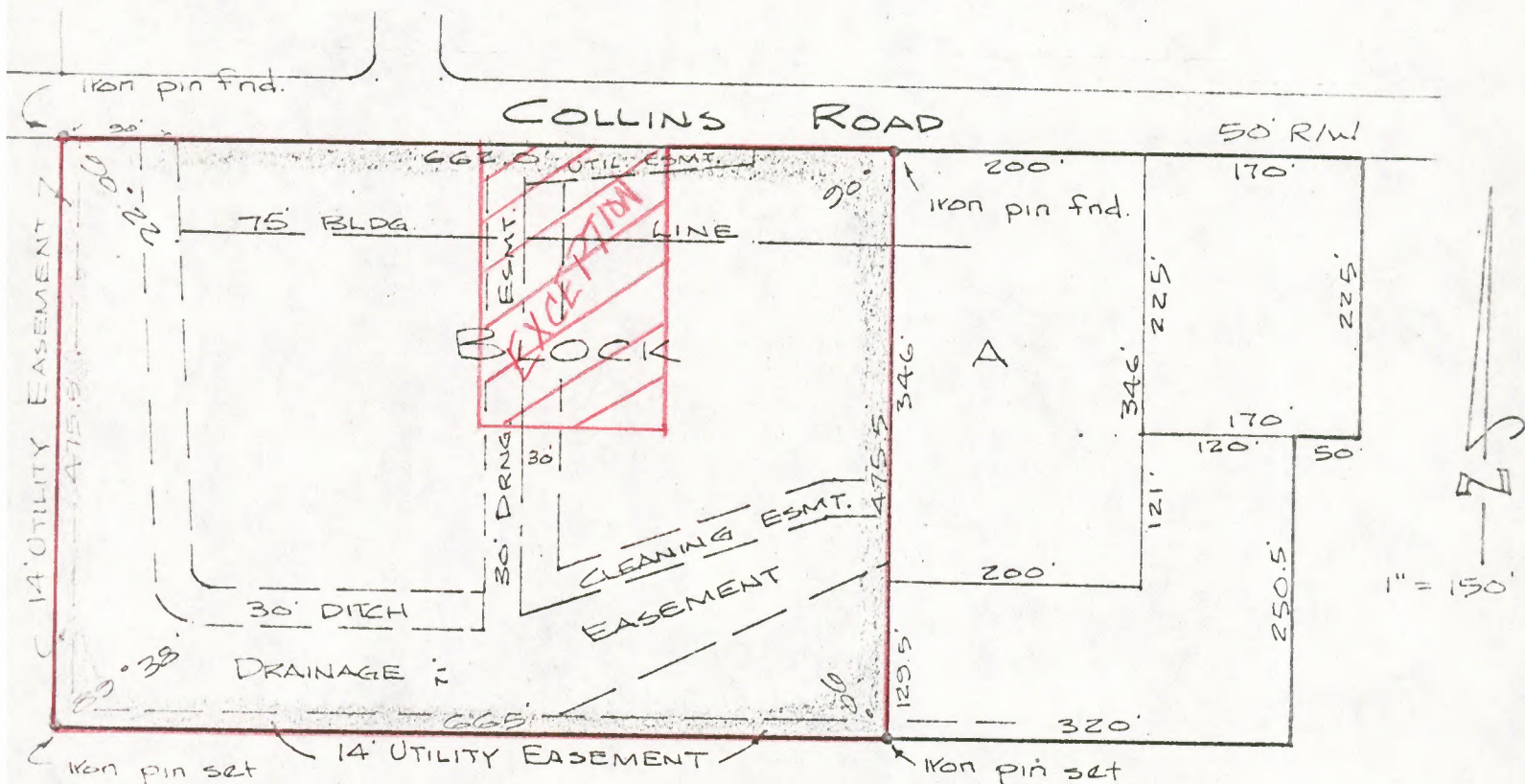
CERTIFICATE OF SURVEY

The undersigned Land Surveyor, registered under the Laws of Indiana, hereby certifies that he has made a resurvey of the real estate described and shown below. Measurements were made and monuments set in conformity with the records on file in the office of the Recorder of ALLEN County, Indiana. Any encroachments or discrepancies are shown below.

Legal description of real estate. Part of Block A, Enterprise Center, Section I as recorded in Plat Book 32, page 69, Office of the Recorder, more particularly described as follows:

Beginning at the Northwest corner of said Block A, said corner being marked by an iron pin found; thence East along the South right of way line of Collins Road 662.0 feet to an iron pin found, said pin being located 370.0 feet West of the Northeast corner of said Block; thence South by a deflection right of 90 deg. 00 min. 00 sec., 475.5 feet to a point on the South line of said Block, said point being marked by an iron pin set and being 320.0 feet West of the Southeast corner of said Block; thence West by a deflection right of 90 deg. 00 min. 00 sec., along the South line of said Block 665.0 feet to the Southwest corner of said Block, said corner being marked by an iron pin set; thence North along the West line of said Block and by a deflection right of 90 deg. 22 min. 00 sec., 475.5 feet to the point of beginning, containing 7.24 acres more or less and being subject to all legal easements of record.

The above described property does not lie within a special flood hazard area as shown in the Dept. of HUD, FIA Flood Hazard Boundary Maps for the City of Fort Wayne, Indiana.

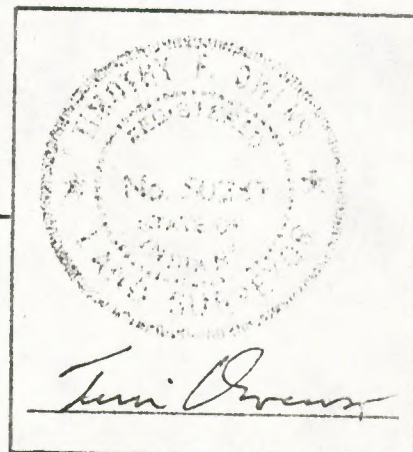


All information as shown is correct to the best of my knowledge.

FOR FLETCHER MOSER CLOSE

DATE NOVEMBER 7, 1977

JOB NO. 7711-06



BILL NO. R-83-08-06

REPORT OF THE COMMITTEE ON REGULATIONS

WE, YOUR COMMITTEE ON REGULATIONS TO WHOM WAS REFERRED AN
XXXXXXXXXX A DECLARATORY RESOLUTION designating an "Urban
ORDINANCE
Development Area" under I.C. 6-1.1-12.1

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE do PASS.

JAMES S. STIER, CHAIRMAN

JANET G. BRADBURY, VICE CHAIRMAN

VICTURE L. SCRUGGS

MARK E. GIAQUINTA

ROY J. SCHOMBURG

John
Janet G. Bradbury
Victure Scruggs
Mark E. GiaQuinta
R. J. Schomburg
Sandra E. Kennedy

Concurred in 9-27-83

**FORT WAYNE
REDEVELOPMENT
COMMISSION**

DATE: September 14, 1983
TO: Councilman James S. Stier, Council
FROM: Committee on Regulations
Gary E. Wasson, Executive Director
SUBJECT: Tax Abatement - Collins Drive

Background

On August 9, 1983, Declaratory Resolution No. R-83-08-06 was introduced in City Council requesting designation of the property located at 200 Collins Drive, Washington Township, Fort Wayne, Indiana as an "Urban Development Area" for purposes of tax abatement. The Resolution was then referred to the Redevelopment Commission for Public Hearing.

Action

The Fort Wayne Redevelopment Commission conducted the Public Hearing on September 12, 1983. No one spoke in opposition to the abatement requested.

Recommendation

Following the Public Hearing, the Redevelopment Commission at their Regular Meeting on September 12, 1983, did adopt the attached Resolution No. 83-43 recommending to the Common Council a "Do Pass" to your Declaratory Resolution designating:

Property more commonly known as 200 Collins Drive
Fort Wayne, Indiana

as an "Urban Development Area" for purposes of I.C. 6-1.1-12.1, as enacted by the General Assembly of the State of Indiana.

Rationale

The Redevelopment Commission staff received the aforementioned application and found that:

Mr. Donald Drake and associates plan to construct on vacant land, a series of 8-10 multi-unit buildings and lease them to various tenants for the purpose of office and warehouse use. The project will produce approximately 100-200 new jobs for Fort Wayne.

This project meets the intent of the I.C. 6-1.1-12.1 legislation and compliments the objectives of the City of Fort Wayne.

GEW/jw
enclosures
cc: ☒ Sandra Kennedy
City Clerk

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE _____ Declaratory Resolution 03-83-08-06
DEPARTMENT REQUESTING ORDINANCE _____ City Clerk's Office
SYNOPSIS OF ORDINANCE _____ A Declaratory Resolution designating an "Urban
Development Area" under I.C. 6-1.1-12.1.

Enterprise Center, Section 1, Block A except frl.
E 370 ft. and except West 150 ft. of East 700 ft.
of North 235 ft., as shouwn on Exhibit "A".

Said property more commonly known as 200 Collins
Drive, Fort Wayne, Indiana.

EFFECT OF PASSAGE _____ Said presently vacant land will be used for office
and warehouse tenants. One hundred to two hundred (100-200) new jobs for
the City of Fort Wayne, Indiana.

EFFECT OF NON-PASSAGE _____ Land will remain vacant and no new jobs will be
created.

MONEY INVOLVED (Direct Costs, Expenditures, Savings) _____ \$1,500,000.00 (not
including land cost).

ASSIGNED TO COMMITTEE (J.N.) _____

DATE SUBMITTED: _____